

and priorities. This means that their emphasis will be directed toward phasing out industrial discharges in GA and GB zones.

Another favorable aspect of the Connecticut system is its proven usefulness to industry and local communities in planning efforts. The state DEP now shows local planners how the classification system can be used for land use controls on nonpoint sources through zoning or other controls not available to DEP. Several communities have taken advantage of this assistance.

New Jersey Central Pinelands The Pinelands is a 560-square-mile region (22 percent of New Jersey's land) that is protected by the New Jersey Pine-lands Commission as well as the New Jersey Department of Environmental Protection through its Water Quality Standards and Classification System. The critical areas were identified on the basis of ambient water quality and vegetation. Boundaries are drawn on the basis of the location of the drainage areas of the shallow ground-water-fed streams that characterize the area. The discharge limits that are set in this area for nitrate, phosphate, and pH are to protect the environment and are considerably more stringent than public health requirements. Growth is tightly controlled by the commission. No hazardous waste or solid waste treatment, storage, or disposal facilities may be located within the region.

Innovative Approaches Through Property Transfer and Lien Laws

A few states have recently implemented or proposed rather unique and innovative approaches to environmental protection, including protection of ground water, through special laws governing real estate transactions, facility close-downs, and liens on property. Although some aspects of these concepts have been practiced privately for many years on a case-by-case basis, only recently have they been adopted or proposed as general statewide requirements on many types of property sales, transfers, and closures. These approaches are innovative in the sense that they achieve certain environmental protection or enhancement actions through regulations involving property sale and bankruptcy rather than conventional land use restriction, contaminant discharge permitting, and environmental quality standards.

There are two principal approaches included in this category. The first involves requirements to assess, clean up if necessary, and certify that a piece of property is free from major contamination and from threats of future contamination before the property can be sold or closed on. Such certifications have often been required by purchasers of properties as terms and conditions of the sales to relieve the purchaser from assuming potential liabilities associated with the property.

The second approach being implemented or considered by some states